

The progression of physical land use development within the Project Corridor between the years 1990 and 1999 is mapped in Exhibit 1-7. Source data was 1990 NIPC land use data, 1999 aerial photography and current adopted Will County and municipal land use plans. Between 1990 and 1999, developed lands within the Project Corridor increased by 30 percent. A notable growth indicator was the increase in commercial/industrial development during this period. A large percentage of this development included large retailers and consumer service providers that strategically located within the Project Corridor to service the rapidly growing population base. School construction, another growth indicator, has increased. Since the late 1990s, 25 projects to expand existing or construct new facilities have either broken ground or passed referendum ([Local Interviews, 2000](#)).

Region-wide, NIPC projects that an estimated 1,295 to 1,554 square kilometers (500 to 600 square miles) of land will be required between 1990 and 2020 to accommodate growth projected for northeastern Illinois ([ACG, 200](#)). Geographically, the Project Corridor represents one of the last areas open for development within a 48 kilometer (30 mile) radius of the Chicago central area. Developing this area would be consistent with NIPC regional development goals of keeping the urbanized areas compact by focusing development as close as possible to the Chicago urban core ([NIPC, 1998](#)).

To conclude, the Project Corridor is developing at a rapid pace. This growth is consistent with regional, county and municipal land use plans. Land within the Project Corridor is available, planned and zoned by local government for development. A Transportation

